



Clark County Historic Preservation Commission

Advantages of Being on the National Register of Historic Places and/or Clark County Heritage Register

National Register of Historic Places Advantages

1. Eligibility to apply for federal planning & renovation grants, when funds are available.
2. Profitable renovation of commercial properties (including residential rental) by means of federal investment tax credits equal to 20 percent of the cost of substantial, approved rehabilitation, plus inclusion of half these costs in calculating annual depreciation.
3. Assurance that property will not be altered or demolished by federally-funded or licensed projects without careful consideration of the owner's interests and comment by the President's Advisory Council on Historic Preservation.
4. Recognition in national publications and listings and, if the owner wishes, display of a bronze National Register plaque.
5. Generally higher sales value because of the benefits listed above.
6. Within Clark County, eligibility for the Special Valuation Tax Incentive program.

Listing on the National Register does none of the following things:

1. It does not require the owner to preserve or maintain the property. Unless the owner applies for and accepts special federal benefits, s/he can do anything with his/her property they wish so long as it is permitted by state and local law.
2. It does not guarantee preservation of the property. The owner is not required to preserve the property, but neither is the property protected from the effects of state and local projects, unless federal funding or licensing is involved.
3. It does not block even federally-funded or licensed projects when these are desired by the owner and shown to be in the public interest. Procedures do require careful consideration of federally-funded, permitted, or licensed projects, which call for alteration or demolition of National Register properties, before the license is issued or funds released.

Clark County Heritage Register Advantages

1. Preservation provides a tangible link to our history. Historic or cultural properties are non-renewable resources.
2. Listing on the register is a voluntary action. Property owners feel pride in their property and its reflection of the past history or craftsmanship.
3. Property values and marketability of historic properties are typically enhanced by listing on a heritage register. Listing on a historic register can make your property more inviting for potential tenants and customers.
4. Within Clark County, eligibility for the Special Valuation Tax Incentive program.
5. The State Historical Building Code may be used to get relief from some parts of the standard uniform building code.
6. The Historic Preservation Commission is eager to provide consulting advice for your maintenance, rehabilitation and other projects.
7. Having both County Heritage and National Register properties in the community may increase tourism, thereby resulting in increased economic development in the area.
8. As the owner of a locally registered property, you may choose to "advertise" your site as a part of various cultural programs and brochures.

Requirements of Listing

1. Property owner must submit plans for a design review for most types of major renovations, restorations or rehabilitation for significant features of the property as included in the Heritage Register designation form. Administrative review is available for minor work. These reviews are at no cost to the property owner.
2. Owner cannot remove property from the register once it is listed unless it is no longer significant as determined by the Clark County Historic Preservation Commission. The Commission may remove a property if it no longer meets the criteria for listing.